

Pursuant to the due call and notice thereof, a regular meeting of the North Mankato City Council was held in the Municipal Building Council Chambers on June 5, 2023. Mayor Carlson called the meeting to order at 7:00 pm, asking everyone to join the Pledge of Allegiance. The following were present for roll call: Council Members Oachs, Peterson, Whitlock, Steiner, City Administrator McCann, Finance Director Ryan, Community Development Director Fischer, Public Works Director Arnold, and City Clerk Van Genderen.

Approval of Agenda

Council Member Oachs moved, seconded by Council Member Steiner, to approve the agenda as presented. Vote on the motion Oachs, Peterson, Whitlock, Steiner, and Carlson, aye, no nays. Motion carried.

Approval of Council Minutes from May 15, 2023, Council Meeting.

Council Member Steiner moved, seconded by Council Member Oachs, to approve the Council Meeting Minutes of May 15, 2023. Vote on the motion Oachs, Peterson, Whitlock, Steiner, and Carlson, aye, no nays. Motion carried.

Approval of Council Work Session Minutes from May 15, 2023, Council Work Session Meeting.

Council Member Oachs moved, seconded by Council Member Steiner, to approve the Council Work Session Minutes of May 15, 2023. Vote on the motion Oachs, Peterson, Whitlock, Steiner, and Carlson, aye, no nays. Motion carried.

Public Hearing, 7 pm, Consider Ordinance No. 156, Fourth Series Compiling Certain Ordinances of the City Dealing with the Subjects Embraced in the Code.

City Planner Lassonde appeared before the Council and summarized the changes made to City Code 156 Zoning Code. He stated that during the April 2023 Planning Commission Meeting, the Planning Commission tabled proposed amendments to the City Code Chapter 156: Zoning Code. The Planning Commission again addressed the amendments on May 11, 2023, and finalized the clarification of the code. City Planner Lassonde stated the changes were made to help clarify the code for the City that enforces the code and the residents. Changes included the clarification of definitions, including Apartment Building and Landscaping. The addition of several terms, including Accessory Recreational Building, Sports Court or Athletic Court, Storage or Utility Shed, and Pool House or Cabana. The added terms were enforced through other portions of the code, but adding the definitions helps clarify for residents. City Planner Lassonde noted the changes consolidate into tables the setbacks for permitted accessory uses for properties. There are two tables, one for properties platted prior to 1958 and one after 1958. The changes also clarified appropriate uses for accessory structures. City Planner Lassonde reviewed additional changes made to the Zoning Code related to the Central Business District, mainly clarifying setbacks within the district. Council Member Oachs noted that vehicles were not allowed to be parked on the Sports Court or Athletic Courts but wanted clarification on if vehicles, if this also included RV's and trailers that are not motorized, rather pulled. City Planner Lassonde stated that those would not be allowed, which is how the planning and inspection department would interpret the word vehicle. With no one else appearing, the Mayor closed the Public Hearing.

Consent Agenda

Council Member Oachs moved, seconded by Council Member Peterson, to approve the Consent Agenda.

A. Bills and Appropriations.

B. Res. No. 38-23 Accepting Donations/Contributions/Grants.

C. Approved Mobile Food License for Reve Coffee Company LLC, 101 High View Court, Courtland, MN.

Vote on the motion Oachs, Peterson, Whitlock, Steiner, and Carlson, aye, no nays. Motion carried.

Public Comments Concerning Business Items on the Agenda.

Barb Church, 102, Wheeler Avenue, appeared before the Council and spoke on Item E Resolution Supporting the 2024 Bonding Request of the North Mankato City Council. She commented that a review of the current Local Sales Tax use should be reviewed and that she did not believe the proposed indoor recreation center would cash flow because the City has not cash flowed the Caswell Softball Complex.

Lucy Lowry, 2263 Northridge Drive, appeared before the Council and stated that the Caswell Indoor Recreation Center project began in 2018, and a review of the project should be taken. She noted that the project should be brought back to the public. Ms. Lowry stated that Caswell runs at a deficit and questioned who benefits from the economic impact of the field.

Tom Hagen, 927 Lake Street, appeared before the Council and stated he believed there should be a regional buy-in for the project. He said that Mankato should contribute because North Mankato contributes to the All-Seasons Arena. He questioned why other items voted on by voters in 2016 were not included.

Mark Haack, 713 Bennett Street, appeared before Council and stated that the general maintenance of the town has suffered because of the City's focus on sports.

Business Items

Ordinance No. 156, Fourth Series Compiling Certain Ordinances of the City Dealing with the Subjects Embraced in the Code of Ordinances and Providing Penalties for the Violation of the Code of Ordinances.

City Administrator McCann stated that the Ordinance approval corresponds with the Public Hearing held earlier in the evening. Council Member Oachs questioned the use of the word vehicles and said that maybe there should be additional clarification on the term. City Administrator McCann stated in State Statute a vehicle is defined as "every device in, upon, or by which any person or property is or may be transported or drawn upon a highway, excepting devices used exclusively upon stationary rails or tracks." City Planner Lassonde stated that the Ordinance could be amended to include "as defined by State Statute."

Council Member Oachs moved, seconded by Council Member Steiner, to Amend 156.003 Definitions, Sports Court or Athletic Court to Include the Statement "as defined by State Statute" Following the Term Vehicle. Vote on the motion Oachs, Peterson, Whitlock, Steiner, and Carlson, aye, no nays. Motion carried.

Council Member Oachs moved, seconded by Council Member Whitlock, to Adopt Ordinance No. 156, Fourth Series Compiling Certain Ordinances of the City Dealing with the Subjects Embraced in the Code of Ordinances and Providing Penalties for the Violation of the Code of Ordinance. Vote on the motion Oachs, Peterson, Whitlock, Steiner, and Carlson, aye, no nays. Motion carried.

Res. No. 39-23 Calling Public Hearing on the Proposed Establishment of Tax Increment Financing District No. 2-2 (Hotel Redevelopment) within Development District No. 2: The Proposed Adoption of a Tax Increment Financing Plan Relating Thereto: and the Proposed Approval of a Business Subsidy.

City Administrator McCann reported that the information included in the packet would set a Public Hearing on July 17, 2023, on a proposed Tax Increment Financing District 2-2 Hotel Redevelopment. The project will assist with financing certain project costs for the redevelopment of the property located at 1111 Range Street in the City. City Administrator McCann reviewed the schedule for the TIF Plan and noted that the Public Hearing and approval of the TIF District is scheduled for July 17, 2023.

Council Member Oachs moved, seconded by Council Member Steiner, to Adopt Res. No. 39-23 Calling Public Hearing on the Proposed Establishment of Tax Increment Financing District No. 2-2 (Hotel Redevelopment) within Development District No. 2: The Proposed Adoption of a Tax Increment Financing Plan Relating Thereto: and the Proposed Approval of a Business Subsidy. Vote on the motion Oachs, Peterson, Whitlock, Steiner, and Carlson, aye, no nays. Motion carried.

Res. No. 40-23 Accepting Bid Project No. 22-03 DEF Lor Ray Drive/Howard Drive Roundabout Construction Project.

City Engineer Sarff reported bids were opened on Tuesday, May 16, 2023, at 11:00 am for the Lor Ray/Howard Drive Roundabout Project. Two bids were received:

Bidder	Bid Amount
Dirt Merchant, Inc	\$1,949,178.32
W.W. Blacktopping, Inc.	\$2,033,896.61

The low bidder for the project is Dirt Merchant, Inc., from Mankato. The low bid is approximately 7% below the Engineer’s Estimate of \$2,104,223.06.

The estimated cost for the project is \$2,663,059. Funding for the project includes Federal Funds of \$1,407,696, Municipal State Aid Funds of \$898,523, and City Funds of \$356,840. Bolton & Menk recommend approving the bid. The project is scheduled to start on June 18, 2023, with completion before the start of school. Mayor Carlson requested clarification on if there is a contingency plan if the project is delayed. City Engineer Sarff stated that several contingency plans had been reviewed.

Council Member Steiner moved, seconded by Council Member Oachs, to Adopt Res. No. 40-23 Accepting Bid Project No. 22-03 DEF Lor Ray Drive/Howard Drive Roundabout Construction Project. Vote on the motion Oachs, Peterson, Whitlock, Steiner, and Carlson, aye, no nays. Motion carried.

Res. No. 41-23 Accepting Bid Project No. 23-03 C Northport Industrial Park Stormwater Improvement Project.

City Engineer Sarff reported bids were opened on Tuesday, May 23, 2023, at 11:00 am for the Northport Industrial Park Stormwater Improvement Project. The project will extend a regional holding pond that Blue Star Power Systems established. The extension will connect to the new Gordini site located at the southwest corner of Timm Road and Lookout Drive but will also service additional development west of the new Gordini site. Four bids were received:

Bidder	Bid Amount
W. Lorentz & Sons Construction, Inc.	\$135,392.23
Selly Excavating, Inc.	\$200,375.90
Holtmeier Construction, Inc.	\$201,940.40
J.R. Ferche, Inc.	\$290,031.00

The low bidder for the project is W. Lorentz & Sons Construction, Inc. The low bid is approximately 43% below the Engineer’s Estimate of \$238,460.

Due to the unexpectedly low bid, Mr. Sarff reported reviewing the project with the low bidder’s representatives, who are comfortable with their bid. The company has completed projects in North Mankato, and Bolton & Menk is comfortable recommending that the City award the bid.

Council Member Steiner moved, seconded by Council Member Oachs, to Adopt Res. No. 41-23 Accepting Bid Project No. 23-03 C Northport Industrial Park Stormwater Improvement Project. Vote on the motion Oachs, Peterson, Whitlock, Steiner, and Carlson, aye, no nays. Motion carried.

Res. No. 42-23 Supporting the 2023 Bonding Request of the North Mankato City Council.

City Administrator McCann reported that the Resolution would be required to move forward with submitting a request to the State for \$12.75 million for the Caswell Indoor Recreation Facility. The request is due by June 16, 2023, so the Council will need to move forward tonight with the request if it is to be included in the 2024 bonding session. He stated there may be many questions concerning redesigning or phasing the construction, but the request must be made if the Council wants to move forward. He noted that staff has been working with Pinnacle Sports to revise and update the pro-forma and should be able to bring the report to an upcoming Council Work Session. Council Member Oachs asked for clarification on if the project was not shovel-ready, how much the project would increase, and would the ask from the State and Local Option Sales Tax be enough to fund the project.

Council Member Steiner moved, seconded by Council Member Peterson, to Adopt Res. No. 42-23 Supporting the 2023 Bonding Request of the North Mankato City Council. Vote on the motion Peterson, Whitlock, Steiner, and Carlson, aye, Oachs nay. Motion carried.

Open Forum

Barb Church, 102 Wheeler Avenue, appeared before Council and asked if the Council could amend something after a public hearing due to the public commenting on the proposed language. City Administrator McCann stated that the change to the Ordinance was minor; if the change had been major, the Council would have probably decided to return to the ordinance at another meeting.

Lucy Lowry, 2263 Northridge Drive, appeared before Council and stated she liked the new and updated signage and colors but would like the Darn Nice Area branding to go away.

Daniel Umhoeffer, 1552 Nottingham Drive, indicated he works for R.W.Carlstrom, who provided the potential cost increase for the Caswell Indoor Recreation Facility and stated that usually, the growth would be closer to 2% to 3%, but they were being extra cautious.

City Administrator and Staff Comments

City Clerk Van Genderen stated she attended the opening of the Farmers’ Market and invited everyone out on Mondays from 3 pm to 6 pm at South Central College.

Community Development Director Fischer reported that the State Demographers office sent their population estimate for April 2022. North Mankato's population estimate is 14,886, an increase of 425 from 2021.

Public Works Director Arnold reported that the swim facility has opened. And City crews are busy preparing everything for State Softball on June 8th and 9th.

City Planner Lassonde invited everyone to attend the second Comprehensive Plan open house at the Spring Lake Park Warming House on Tuesday, June 6th, from 6 pm to 8 pm.

City Administrator McCann reported the Swim Facility opened for Memorial Day weekend and did well on its opening weekend. The official facility hours will begin on June 9th.

City Administrator McCann reported Caswell will host the MSHSL Girls Softball Tournament on June 7th and 8th, and he welcomed all players and coaches.

City Administrator McCann said the Taylor Library would kick off the Summer Reading Program on June 10th at Storybook Park. ArtSplash will be held on June 17th at SCC from 11 am to 3 pm.

City Administrator McCann reported that the North Mankato Taylor Library and City Hall will be closed on June 19th during Juneteenth National Independence Day.

City Administrator McCann announced that the Splash Pad Shelter is now available for rental reservation on the City's Website.

Mayor and Council Comments

Council Member Peterson stated he had seen many people using the Splash Pad. He invited everyone to Soccer Fest on June 10th to see all the players and the facility in use.

Council Member Oachs asked if the City offered a place to cool off on hot and humid days. City Administrator McCann reported that the Police Annex had been used in the past.

Council Member Steiner thanked all the donors.

Council Member Whitlock reported that the northbound lane of hwy 169 off-ramp to Lookout Drive and Center Street is closed for repairs on June 5th and June 6th.

Mayor Carlson stated he spent some time down at the Splash Pad visiting with visitors and reported that 3 out of 4 of the people out there were from somewhere other than North Mankato. He noted it is a regional draw.

At 8:02 pm, on a motion by Council Member Oachs, seconded by Council Member Steiner, the Council Meeting was adjourned.

Mayor

City Clerk